

BILL NO.

00-56

AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 00-56 (As Amended)Introduced by Council President Hirsch at the request of the County ExecutiveLegislative Day No. 00-30 Date October 17, 2000

AN ACT to add new Section 267-41.3, Edgewood Neighborhood Overlay District, of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Table I: Principal Permitted Uses for Specific Zoning Districts: Institutional, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conventional Development, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for Specific Zoning Districts: Retail Trade, and Table I: Principal Permitted Uses for Specific Zoning Districts: Services, all of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for the establishment of the Edgewood Neighborhood Overlay District in order to establish standards and development incentives which promote redevelopment and revitalization efforts in the Edgewood Community; to create minimum standards for streetscapes, landscaping and parking for all developments in the Edgewood Neighborhood Overlay

By the Council, October 17, 2000

Introduced, read first time, ordered posted and public hearing scheduled

on: November 14, 2000at: 6:45 p.m.By Order: James E. Massey Jr., Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on November 14, 2000 and concluded on, November 14, 2000.

James E. Massey Jr., Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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Introduced by Council President Hirsch at the request of the County Executive

Legislative Day No. _____ Date _____

District; to provide for minimum development standards to attract quality and consistent designs in the main street area of Edgewood; to establish a mixed use concept to provide incentives to reduce vehicle miles traveled and promote compatible uses in a quality atmosphere; to create flexibility in specific zoning districts for residential, office and retail uses; to provide for a planned employment center to establish design standards for economic development and redevelopment initiatives; to provide flexibility in certain zoning districts to attract quality employment opportunities including a limited amount of retail uses; to create traditional neighborhood developments to establish flexibility in housing types and limited retail uses in certain areas and to create incentives for innovative design concepts; and generally relating to the establishment of the Edgewood Neighborhood Overlay District.

By the Council, _____

Introduced, read first time, ordered posted and public hearing scheduled

on: _____

at: _____

By Order: _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on, _____.

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 00-56

AS AMENDED

Section 1. Be It Enacted By The County Council of Harford County, Maryland that Section 267-41.3, Edgewood Neighborhood Overlay District, be and it is hereby added to Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning; and that Table I: Principal Permitted Uses for Specific Zoning Districts: Institutional, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conventional Development, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for Specific Zoning Districts: Retail Trade, and Table I: Principal Permitted Uses for Specific Zoning Districts: Services, all of Chapter 267, Zoning, of the Harford County Code, as amended, be and they are hereby repealed and reenacted, with amendments, all to read as follows:

Chapter 267. Zoning

Part 1. Standards

Article VI. District Regulations

§ 267-41.3. EDGEWOOD NEIGHBORHOOD OVERLAY DISTRICT.

A. DEFINITIONS.

COMMUNITY GREEN – A PRIMARY INTERNAL LANDSCAPED OPEN SPACE DESIGNED AND INTENDED FOR THE USE AND ENJOYMENT OF THE COMMUNITY.

COMMUNITY PLAN – SUB AREA PLANNING DOCUMENT THAT FURTHER DEFINES THE INTENTIONAL LAND USE AND LONG-RANGE PLANNING OBJECTIVES ADOPTED BY THE COUNTY COUNCIL.

LIVE/WORK UNITS – STRUCTURES THAT HAVE PROFESSIONAL OFFICES OR RETAIL SERVICES ON THE FIRST FLOOR WITH RESIDENTIAL USES ON THE SECOND FLOOR. THE PROPERTY OWNER OR BUSINESS OPERATOR MUST OCCUPY THE RESIDENCE.

1 MAIN STREET DISTRICT – AREA DESIGNATED IN A COMMUNITY PLAN ALONG
2 MARYLAND ROUTE 755 THAT HAS IDENTIFIED COMMERCIAL USES WITHIN
3 WALKABLE DISTANCES AND ALLOWS A MIX OF OFFICE, RETAIL AND RESIDENTIAL
4 USES.

5 NEIGHBORHOOD MARKET – ESTABLISHMENTS PRIMARILY ENGAGED IN THE
6 PROVISION OF FREQUENTLY OR RECURRENTLY NEEDED GOODS FOR HOUSEHOLD
7 CONSUMPTION SUCH AS PREPACKAGED FOOD AND BEVERAGES AND LIMITED
8 HOUSEHOLD SUPPLIES AND HARDWARE. TYPICAL USES INCLUDE COUNTRY
9 STORES AND SHALL NOT INCLUDE FUEL PUMPS OR SELLING OF FUEL FOR MOTOR
10 VEHICLES.

11 PAD SITE – A SEPARATE LOT OR LEASED SITE THAT IS LOCATED WITHIN A
12 SHOPPING CENTER SITE. THE PAD SITE IS SUBJECT TO ANY CONDITIONS
13 ESTABLISHED BY THE ZONING CODE OR THE BOARD OF APPEALS, BUT BOUNDARY
14 ~~SETBACK~~ SETBACKS NEED NOT BE MET FOR INTERNAL LOT LINES.

15 PLANNED EMPLOYMENT CENTER – DEVELOPMENT OPTION DESIGNED TO
16 PERMIT AND PROMOTE MAJOR ECONOMIC DEVELOPMENT OPPORTUNITIES SUCH AS
17 CORPORATE OFFICES, EDUCATIONAL/TRAINING FACILITIES, RESEARCH AND
18 DEVELOPMENT FACILITIES OR OTHER USES THAT CREATE SIGNIFICANT JOB
19 OPPORTUNITIES AND INVESTMENT BENEFITS.

20 REDEVELOPMENT – CONSTRUCTION ACTIVITIES IN PREVIOUSLY DEVELOPED
21 AREAS WHICH INCLUDE THE DEMOLITION OF EXISTING STRUCTURES AND
22 BUILDING NEW STRUCTURES OR THE SUBSTANTIAL RENOVATION OF EXISTING
23 STRUCTURES, OFTEN CHANGING FORM AND FUNCTION. REDEVELOPMENT MAY

1 INVOLVE EXISTING PROPERTY OWNERS AND BUSINESSES OR NEW OWNERS AND
2 TENANTS.

3 REVITALIZATION – EFFORTS TO IMPROVE RESIDENTIAL AND BUSINESS
4 AREAS WHICH INCLUDE THE PHYSICAL ENHANCEMENT OF EXISTING
5 STREETSCAPES AND STRUCTURES, MARKETING AND OTHER EFFORTS TO FILL
6 VACANCIES AND BOOST BUSINESS. REVITALIZATION GENERALLY FOCUSES ON
7 CURRENT PROPERTY OWNERS AND BUSINESSES.

8 STREETSCAPE - AN AREA THAT MAY EITHER ABUT OR BE CONTAINED WITHIN
9 A PUBLIC OR PRIVATE STREET RIGHT OF WAY OR ACCESS WAY THAT MAY
10 CONTAIN SIDEWALKS, STREET FURNITURE, OR LANDSCAPING ~~OR TREES~~ AND
11 SIMILAR FEATURES.

12 B. PURPOSE AND INTENT. THE INTENT OF THIS DISTRICT IS TO
13 IMPLEMENT THE EDGEWOOD COMMUNITY PLAN ADOPTED BY THE COUNTY (BILL
14 NO. 00-6). THIS DISTRICT IS INTENDED TO PROVIDE INCENTIVES AS WELL AS
15 ESTABLISH STANDARDS TO ENCOURAGE QUALITY REDEVELOPMENT CONSISTENT
16 WITH THE COMMUNITY PLAN.

17 C. EXISTING ZONING. UNLESS OTHERWISE SPECIFIED IN THIS SECTION,
18 THE PERMITTED USES AND DESIGN STANDARDS FOR PARCELS IN THE EDGEWOOD
19 NEIGHBORHOOD OVERLAY DISTRICT SHALL BE THOSE OF THE UNDERLYING
20 ZONING DISTRICT. IN THE CASE OF CONFLICT BETWEEN THIS SECTION AND ANY
21 OTHER SECTION OF THE ZONING CODE, THE REQUIREMENTS OF THIS SECTION
22 SHALL TAKE PRECEDENCE.

23 D. APPLICABILITY. THIS DISTRICT INCLUDES ALL LAND SITUATED

1 BETWEEN MARYLAND ROUTE 152 AND OTTER POINT CREEK, NORTH OF THE
2 ABERDEEN PROVING GROUND AND SOUTH OF THE U.S. ROUTE 40 COMMERCIAL
3 REVITALIZATION DISTRICT, AS DEFINED IN SECTION 267-41.2.

4 E. STREETScape DESIGN STANDARDS. THE FOLLOWING STREETScape
5 REQUIREMENTS MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF
6 PLANNING AND ZONING WITH CONCURRENCE FROM THE DEPARTMENT OF PUBLIC
7 WORKS:

8 (1) SIDEWALKS AT LEAST 5 FEET IN WIDTH (EXCEPT FOR MAIN
9 STREET DISTRICTS) SHALL BE PROVIDED AND CONSTRUCTED OF SIMILAR
10 MATERIALS CONSISTENT WITH ADJACENT SITES.

11 (2) STREET TREES OF A MINIMUM 3-INCH CALIPER SHALL BE
12 PLANTED AT 30-FOOT INTERVALS ALONG SIDEWALKS. SHRUBS OR PLANTERS MAY
13 BE USED WHEN STREET TREES ARE NOT FEASIBLE.

14 (3) PEDESTRIAN-SCALE STREETLIGHTS (12 FEET HIGH) SHALL BE
15 PROVIDED AT NO GREATER THAN 80 FEET INTERVALS ALONG SIDEWALKS AND
16 PARKING AREAS.

17 (4) RESTAURANTS SHALL BE PERMITTED TO OPERATE OUTDOOR
18 CAFES ON SIDEWALKS, INCLUDING AREAS WITHIN THE PUBLIC RIGHT OF WAY AND
19 IN COURTYARDS PROVIDED THAT PEDESTRIAN CIRCULATION AND ACCESS TO
20 STORE ENTRANCES SHALL NOT BE IMPAIRED.

21 (5) EXTENDED AWNINGS, CANOPIES OR LARGE UMBRELLAS SHALL
22 BE PERMITTED AND LOCATED TO PROVIDE SHADE.

23 (6) OUTDOOR CAFES AND SIDEWALK DISPLAYS SHALL MAINTAIN A

1 CLEAN, LITTER FREE AND WELL-KEPT APPEARANCE AT ALL TIMES AND SHALL BE
2 COMPATIBLE WITH THE COLORS AND CHARACTER OF THE STOREFRONT FROM
3 WHICH THE BUSINESS OPERATES.

4 F. PARKING STANDARD MODIFICATIONS. PARKING STANDARDS SHALL
5 NOT BE REDUCED BY MORE THAN 30% OF THE REQUIRED NUMBER OF SPACES. THE
6 OFF-STREET PARKING REQUIREMENTS FOR ANY GIVEN USE SHALL BE
7 ESTABLISHED PER SECTION 267-25D OF THE HARFORD COUNTY CODE. THE
8 DEPARTMENT OF PLANNING AND ZONING, WITH CONCURRENCE FROM THE
9 DEPARTMENT OF PUBLIC WORKS, MAY AUTHORIZE A MODIFICATION OF THE
10 PARKING SPACE REQUIREMENTS:

11 (1) IF PARKING LOTS ARE SCREENED FROM THE PUBLIC RIGHT OF
12 WAY WITH LANDSCAPING AND/OR LOW WALLS, THE REQUIRED PARKING
13 STANDARDS MAY BE REDUCED UP TO 10%.

14 (2) IF PARKING IS LOCATED IN THE REAR, THE PARKING STANDARDS
15 MAY BE REDUCED UP TO 10%.

16 (3) IF PEDESTRIAN LINKAGES TO TRANSIT STOPS ARE PROVIDED,
17 THE PARKING STANDARDS MAY BE REDUCED UP TO 10%.

18 (4) IF ON-STREET PARKING IS PROVIDED, THE PARKING STANDARDS
19 MAY BE REDUCED UP TO 5%.

20 (5) IF BICYCLE CONNECTIONS ARE PROVIDED, THE PARKING
21 STANDARDS MAY BE REDUCED UP TO 10%.

22 G. SHARED PARKING PROVISIONS. A PORTION OF THE REQUIRED
23 PARKING MAY BE PROVIDED ON AN ADJACENT PROPERTY PROVIDED THAT:

(1) THE UNDERLYING ZONING OF THE ADJACENT PROPERTY PERMITS PARKING FOR THE PRINCIPAL USE OF THE SITE BEING DEVELOPED.

(2) THERE IS ADEQUATE PARKING TO MEET THE PARKING REQUIREMENTS FOR ALL USES SERVED BY THE PARKING.

(3) THE SHARED PARKING AREA IS LOCATED LESS THAN 500 FEET FROM THE ENTRANCE OF THE PRIMARY BUILDING LOCATED ON THE SITE BEING DEVELOPED.

(4) THE SHARED PARKING AREA IS SUBJECT TO A SHARED PARKING WRITTEN AGREEMENT MADE BETWEEN CURRENT OWNERS OF THE PROPERTIES. THE AGREEMENT SHALL BE RECORDED IN THE LAND RECORDS OF THE COUNTY. THIS AGREEMENT SHALL BE REVIEWED AND APPROVED BY THE COUNTY'S DEPARTMENT OF LAW PRIOR TO RECORDATION. ALL SHARED PARKING MUST ALSO CONTAIN A PROVISION FOR MAINTENANCE OF THE PARKING AREA.

(5) THE PARKING AREA MUST HAVE SAFE VEHICULAR AND PEDESTRIAN ACCESS FROM THE SHARED PARKING AREA TO THE SUBJECT PROPERTY.

(6) THE REQUIRED PARKING AREA SHALL BE PAVED WITH A HARD SURFACE.

(7) PARKING FOR RESIDENTIAL USES SHALL BE CLEARLY DESIGNATED.

H. LANDSCAPING AND BUFFERYARDS. EACH DEVELOPMENT SHALL PROVIDE A LANDSCAPING AND BUFFERYARD PLAN IDENTIFYING THE FOLLOWING:

(1) ALL DEVELOPMENT SHALL INCLUDE A MINIMUM OF 20% OF THE

1 PARCEL AREA PRESERVED AS VEGETATED OPEN SPACE. THE BUFFERYARDS,
2 LANDSCAPED, ~~STREETSCAPE~~, PARKING ISLANDS, BUILDING AND PERIMETER
3 LANDSCAPING AND STREETSCAPE SHALL BE INCLUDED IN THE CALCULATION OF
4 OPEN SPACE, SO LONG AS A MINIMUM WIDTH OF 10 FEET IS MAINTAINED.
5 VEGETATED STORMWATER MANAGEMENT FACILITIES SHALL BE INCLUDED IN THE
6 CALCULATION OF OPEN SPACE.

7 (2) ALL PARKING LOTS, LOADING AREAS AND OUTDOOR STORAGE
8 AREAS SHALL BE SEPARATED WITH BUFFERYARDS FROM ANY ADJACENT ROADS
9 AND RESIDENTIAL DISTRICTS. THE WIDTH OF THE BUFFER MAY BE VARIED BASED
10 ON THE HEIGHT, DENSITY AND AESTHETICS OF THE SCREENING MEASURES
11 PROPOSED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

| 12 SCREENING MEASURES | WIDTH OF BUFFERYARD |
|-------------------------------------|---------------------|
| 13 VEGETATION LESS THAN 6 FEET | 50 FEET |
| 14 VEGETATION EXCEEDING 6 FEET | 30 FEET |
| 15 SOLID FENCE, BERM OR WALL 6 FEET | |
| 16 IN HEIGHT | 20 FEET |

17 (3) THE WIDTH OF THE BUFFERYARD MAY BE REDUCED IF THE
18 ZONING ADMINISTRATOR DETERMINES THAT THE SCREENING PROVIDED ACHIEVES
19 THE OBJECTIVES OF THIS SUBSECTION.

20 (4) FACILITIES FOR REFUSE DISPOSAL SHALL BE ENCLOSED BY
21 SOLID FENCE OR WALLS, AND LANDSCAPING SHALL BE INSTALLED AROUND THE
22 PERIMETER.

23 (5) EXISTING SIGNIFICANT TREES SHALL BE RETAINED AND

1 INCORPORATED INTO THE LANDSCAPING AND SITE DESIGN TO THE GREATEST
2 EXTENT PRACTICABLE. RELOCATION OF EXISTING TREES AND SHRUBS FROM
3 ALTERNATIVE SITES IS ENCOURAGED.

4 (6) LANDSCAPE AMENITIES AND MATERIALS SHALL BE OF HIGH
5 QUALITY.

6 (7) ISLANDS AND OTHER LANDSCAPING ALTERNATIVES SHALL BE
7 INCORPORATED INTO PARKING AREAS TO ADD VISUAL INTEREST. THE USE OF
8 ISLANDS AND PERIMETER GARDENS DESIGNED AND LANDSCAPED TO SERVE AS
9 BIORETENTION FACILITIES IS ENCOURAGED.

10 I. SIGNAGE.

11 (1) SIGNAGE SHALL BE CONSIDERED AN INTEGRAL PART OF THE
12 DESIGN AND SHALL INCORPORATE THE ARCHITECTURAL ELEMENTS AND
13 MATERIALS UTILIZED. THE SIGN CODE PROVISIONS PROVIDED FOR IN CHAPTER 219
14 OF THE HARFORD COUNTY CODE THAT CONFLICT WITH THE FOLLOWING ARE NOT
15 APPLICABLE TO USES IN THE EDGEWOOD NEIGHBORHOOD OVERLAY DISTRICT. IN
16 ALL INSTANCES, CONSIDERATION SHALL BE TAKEN TO ENSURE EACH SIGN DOES
17 NOT RESTRICT SIGHT DISTANCE FOR MOTOR VEHICLE OPERATORS.

18 (A) AN OVERALL SIGNAGE PLAN AND ARCHITECTURAL
19 RENDERINGS OF THE SIGNS SHALL BE SUBMITTED AS PART OF THE SITE PLAN
20 APPROVAL PROCESS. THE SIGNAGE SHALL BE COMPATIBLE IN QUALITY, STYLE,
21 COLOR AND MATERIALS TO THE BUILDING(S). CREATIVE MODIFICATIONS TO THE
22 STANDARD SIGNAGE PACKAGE USED BY LARGE CORPORATIONS AND INNOVATIVE
23 SIGN LIGHTING IS STRONGLY ENCOURAGED.

(B) FREESTANDING IDENTIFICATION SIGNS SHALL BE LIMITED TO 1 SIGN FOR EACH ROAD FRONTAGE. THE MAXIMUM SIZE OF ANY SIGN SHALL NOT EXCEED 50 SQUARE FEET. THE MAXIMUM HEIGHT OF THE SIGNS SHALL NOT EXCEED 10 FEET FROM THE BASE OF THE SIGN, AND SIGNS MUST BE SET BACK A MINIMUM OF 10 FEET FROM THE ROAD RIGHT OF WAY LINE.

(C) SIGNS TO IDENTIFY THE USE OF AN OCCUPANT SHALL BE DESIGNED AS PART OF THE ARCHITECTURAL DESIGN OF THE BUILDING AND ATTACHED THERETO.

(D) DIRECTIONAL INFORMATION SIGNS SHALL BE ADEQUATELY PROVIDED AND DESIGN COORDINATED.

(2) THE FOLLOWING TYPES OF SIGNS SHALL NOT BE PERMITTED FOR ANY NEW OR REDEVELOPMENT PROJECT LOCATED IN THE EDGEWOOD NEIGHBORHOOD OVERLAY DISTRICT:

(A) BILLBOARDS.

(B) FLASHING, REVOLVING, ROTATING OR CHANGING-LIGHT-INTENSITY OR CHANGING-COLOR SIGNS.

(C) TEMPORARY OR PORTABLE SIGNS SHALL BE PERMITTED IN THE AREA DESIGNATED AS THE MAIN STREET ONLY. TEMPORARY OR PORTABLE SIGNS SHALL BE PERMITTED DURING DAYLIGHT HOURS. SIGNS MAY NOT EXCEED 2 FEET IN WIDTH AND 4 FEET IN HEIGHT. SIGNS MUST BE MAINTAINED IN GOOD CONDITION AND SHALL NOT CREATE A HAZARD TO THE PUBLIC. SIGNS SHALL BE LOCATED SO AS NOT TO INHIBIT THE NORMAL FLOW OF PEDESTRIAN TRAFFIC AND IN FRONT OF THE SPECIFIC BUSINESS THAT IS BEING ADVERTISED. ONLY 1 SIGN

1 PERMITTED PER STRUCTURE.

2 (3) ALL SIGNS IN EXISTENCE PRIOR TO JANUARY 1, 2001 THAT DO
3 NOT MEET THE STANDARDS OF THIS SUBSECTION SHALL HAVE 5 YEARS TO
4 COMPLY WITH THE PROVISIONS OF THIS SUBSECTION.

5 J. DEVELOPMENT STANDARDS.

6 (1) MAIN STREET. THE STANDARDS SHALL BE APPLICABLE TO ALL
7 PROPERTIES FRONTING THE MAIN STREET DESIGNATED IN THE ADOPTED
8 COMMUNITY PLAN AND SHALL TAKE PRECEDENCE OVER CONFLICTING
9 REQUIREMENTS.

10 (A) MINIMUM STANDARDS.

11 (1) NEW AND REDEVELOPMENT PROJECTS MUST BUILD
12 TO THE SIDEWALK TO ENSURE A CONTINUOUS STREET WALL.

13 (2) WHERE THE PROVISION OF REAR AND SIDE YARD
14 PARKING IS NOT PROVIDED FOR THE REVITALIZATION OF EXISTING STRUCTURES, A
15 CONTINUOUS STREET WALL SHALL BE PROVIDED THROUGH A LOW WALL/FENCE
16 OR HEDGE APPROVED BY THE ZONING ADMINISTRATOR.

17 (3) VISUAL COHERENCE AND COMMUNITY CHARACTER
18 SHALL BE ENHANCED BY THE USE OF CONSISTENT BUILDING SCALE WITH A 2-
19 STORY BUILDING OR 2-STORY FAÇADE.

20 (4) SIDE YARD SETBACKS MAY BE REDUCED IF
21 ADJACENT USES ARE SIMILAR IN SCALE AND FUNCTION AND PARKING IS PROVIDED
22 EITHER ON STREET AND/OR IN THE REAR.

23 (5) BUILDINGS SHALL BE ORIENTED TO FACE THE

1 STREET, WITH ENTRANCES AND DISPLAY WINDOWS AT STREET LEVEL. A DIRECT
2 AND CONVENIENT PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM
3 SIDEWALK TO BUILDING ENTRANCE.

4 (6) ARCHITECTURALLY HARMONIOUS MATERIALS,
5 COLORS, TEXTURES AND TREATMENTS SHALL BE USED FOR ALL EXTERIOR WALLS.
6 CONTRASTING COLORS THAT ACCENT ARCHITECTURAL DETAILS AND ENTRANCES
7 ARE ENCOURAGED. PREFERENCE SHALL BE GIVEN TO BRICK OR FRAME
8 BUILDINGS. REAR FAÇADES SHALL BE OF FINISHED QUALITY AND SHALL BE
9 CONSISTENT IN COLOR WITH THE REST OF THE BUILDING.

10 (7) SIDEWALKS AT LEAST 10 FEET IN WIDTH SHALL BE
11 PROVIDED THE ENTIRE LENGTH OF THE PROPERTY FRONTING THE MAIN STREET.
12 CONNECTIONS TO EXISTING SIDEWALKS ADJACENT TO THE PROPERTY SHALL BE
13 PROVIDED WHEN APPROPRIATE.

14 (B) LIVE/WORK UNITS ARE PERMITTED PROVIDED THAT NO
15 MORE THAN 50% OF THE GROSS SQUARE FOOTAGE OF THE STRUCTURE IS LIMITED
16 TO RESIDENTIAL USE.

17 (C) USE SETBACKS SHALL BE LANDSCAPED AND USED IN
18 CALCULATIONS TO MEET LANDSCAPING REQUIREMENTS CONTAINED FOR THIS
19 DISTRICT.

20 (2) MIXED USE CENTERS.

21 (A) PURPOSE. TO PROVIDE OPPORTUNITIES AND INCENTIVES
22 FOR HIGH QUALITY MIXED USE DEVELOPMENT THAT CREATES A SYNERGY OF
23 USES, ATTRACTIVE AND EFFICIENT DESIGN AND A REDUCTION OF VEHICLE MILES

1 TRAVELED BY LOCATING A VARIETY OF USES IN ONE LOCATION IN THE B2, B3, CI
2 AND R4 ZONING DISTRICTS WITHIN THE EDGEWOOD NEIGHBORHOOD OVERLAY
3 DISTRICT.

4 (B) OBJECTIVES.

5 (1) TO ENCOURAGE ORDERLY, STAGED DEVELOPMENT
6 OF COMPREHENSIVELY DESIGNED MIXED USE CENTERS.

7 (2) TO CREATE A MIXTURE OF OFFICE, RETAIL,
8 RECREATIONAL, HOTEL AND RESIDENTIAL USES WITHIN A SINGLE STRUCTURE OR
9 WITHIN MULTIPLE STRUCTURES, BUT PHYSICALLY AND FUNCTIONALLY
10 INTEGRATED AND RELATED STRUCTURES AND OPEN SPACES, WHILE PROTECTING
11 THE RESIDENTIAL CHARACTER OF SURROUNDING NEIGHBORHOODS.

12 (3) TO PROVIDE FOR AN ENRICHED AND ENHANCED
13 NATURAL ENVIRONMENT BY THE PRESERVATION OF TREES AND THE
14 INCORPORATION OF STORMWATER MANAGEMENT TECHNIQUES WHICH MAINTAIN
15 THE HYDROLOGIC REGIME OF THE SITE.

16 (4) TO ASSURE COMPATIBILITY OF THE PROPOSED
17 LAND USES WITH THE INTERNAL AND SURROUNDING USES BY INCORPORATING
18 INNOVATIVE STANDARDS OF LAND PLANNING AND SITE DESIGN.

19 (5) ENCOURAGE HARMONIOUS AND COORDINATED
20 DEVELOPMENT OF SITES, CONSIDERING THE EXISTING NATURAL FEATURES,
21 PEDESTRIAN AND VEHICULAR CIRCULATION AND COMPATIBILITY WITH
22 SURROUNDING USES.

23 (6) ENCOURAGE DEVELOPMENT THAT IS OF EXCELLENT

DESIGN AND ARCHITECTURE WITH A MIX OF USES THAT WILL CREATE A SYNERGY
OF USES, EFFICIENCY OF DESIGN AND A REDUCTION OF VEHICLE MILES TRAVELED.

(C) ELIGIBILITY.

(1) IN ORDER FOR A PROJECT TO UTILIZE THE MIXED
USE CENTER DEVELOPMENT STANDARDS, THE PROPERTY MUST BE LOCATED IN
THE B2, B3, CI OR R4 ZONING DISTRICTS WITHIN THE EDGEWOOD NEIGHBORHOOD
OVERLAY DISTRICT.

(2) ANY PROJECT UTILIZING THE MIXED USE CENTER
DEVELOPMENT STANDARDS MUST UTILIZE PUBLIC WATER AND SEWER.

(D) PERMITTED USES.

(1) ALL USES PERMITTED BY THE UNDERLYING ZONING
DISTRICT.

(2) MIX OF USES. THE FOLLOWING PERCENTAGE OF
FLOOR AREA PROPOSED ON-SITE AS SHOWN ON ALL PLANS SHALL NOT EXCEED
THE FOLLOWING:

| | |
|--------------------------|-----|
| RESIDENTIAL USES | 50% |
| SERVICE USES | 75% |
| RETAIL TRADE | 50% |
| INSTITUTIONAL | 50% |
| INDUSTRIAL | 50% |
| MOTOR VEHICLE/RELATED | 25% |
| WAREHOUSING, WHOLESALING | 25% |
| ALL OTHER USES | 25% |

1 INDIVIDUAL PERCENTAGES MAY BE EXCEEDED AT THE DISCRETION OF THE
2 ZONING ADMINISTRATOR SUBJECT TO PROOF OF GOOD CAUSE AND BENEFIT TO
3 THE COMMUNITY.

4 (E) SITE DESIGN.

5 (1) THE PROJECT SHALL PROVIDE A UNIFIED
6 ARRANGEMENT OF BUILDINGS, SERVICE AREAS, PARKING AND LANDSCAPED
7 AREAS.

8 (2) THE PROJECT SHALL BE DESIGNED WITH REGARD TO
9 THE TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE PARCEL.

10 (3) SITE DESIGN SHALL INCORPORATE ELEMENTS THAT
11 FOSTER COMMUNITY INTERACTION, INCLUDING BUT NOT LIMITED TO, OUTSIDE
12 PLAZAS AND EATING AREAS, FOCAL POINTS SUCH AS A POND OR FOUNTAIN,
13 PUBLIC ART OR OTHER AMENITIES THAT GENERALLY SERVE THE PUBLIC.

14 (4) THE MIXED USE CENTER MAY INCLUDE THE
15 SUBDIVISION OF INDIVIDUAL BUILDING SITES OR THE CREATION OF LEASE SPACES
16 FOR FREESTANDING BUILDINGS. THE PROJECT MUST FUNCTION AS A COHESIVE
17 COMMERCIAL CENTER WITH PEDESTRIAN LINKAGES BETWEEN THE BUILDINGS.
18 THE ARCHITECTURE, SITE DESIGN, LIGHTING AND SIGNAGE OF THE FREESTANDING
19 SITES SHALL INCORPORATE CONSISTENT DESIGN AND THEME ELEMENTS, SUCH AS
20 PEDESTRIAN COURTYARDS.

21 (5) MINIMUM YARD REQUIREMENTS. AS SPECIFIED IN
22 THE UNDERLYING ZONING DISTRICT.

23 (6) ALL CIRCULATION PLANS, LIGHTING, LANDSCAPING

1 AND BUFFERYARD PLANS MUST BE SUBMITTED WITH THE PRELIMINARY PLAN
2 APPLICATION.

3 (F) BUILDING DESIGN. AN ARCHITECTURAL RENDERING OF
4 THE BUILDING FAÇADE AND ELEVATIONS OF THE STRUCTURES SHALL BE
5 SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING AS PART OF THE SITE
6 PLAN APPROVAL PROCESS. THE RENDERING SHALL DEMONSTRATE HOW THE
7 PROJECT WILL MEET THE FOLLOWING STANDARDS AND OBJECTIVES:

8 (1) MATERIALS, MASSING AND FAÇADE DESIGN FOR
9 THE PROJECT SHALL BE HARMONIOUS WITH THE CHARACTER OF THE
10 NEIGHBORHOOD. THE STYLE OF THE BUILDINGS SHOULD INCORPORATE DESIGN
11 ELEMENTS PREVALENT IN THE COMMUNITY SUCH AS WIDTH, ROOF LINE, PATTERN,
12 SIZE, SHAPE, HEIGHTS AND FACING WINDOWS.

13 (2) THE PATTERNS FOR PLACEMENT OF WINDOWS AND
14 DOORS AND USE OF TRADITIONAL DESIGN ELEMENTS SUCH AS FAÇADE OFFSETS,
15 COVERED PORTICOES, RECESSED OR PROJECTED ENTRIES AND OTHER
16 APPROPRIATE ARCHITECTURAL FEATURES AND DETAILS IS ENCOURAGED TO
17 PROVIDE RELIEF TO BUILDINGS OVER 40 FEET IN LENGTH OR WIDTH.

18 (3) ARCHITECTURALLY HARMONIOUS MATERIALS,
19 COLORS, TEXTURES AND TREATMENTS SHOULD BE USED FOR ALL EXTERIOR
20 WALLS. CONTRASTING COLORS THAT ACCENT ARCHITECTURAL DETAILS AND
21 ENTRANCES ARE ENCOURAGED. PREFERENCE SHALL BE GIVEN TO BRICK OR
22 FRAME BUILDINGS WITH THE USE OF ARCHITECTURAL GRADE (HIGH PROFILE
23 DIMENSIONAL) SHINGLES AND STANDING SEAM METAL ROOFS AS A UNIFYING

ELEMENT. REAR FAÇADES SHALL BE OF FINISHED QUALITY AND SHALL BE
CONSISTENT IN COLOR WITH THE REST OF THE BUILDING.

(G) PARKING.

(1) PARKING MAY BE PROVIDED AS PER THE HARFORD
COUNTY ZONING CODE OR AS MODIFIED PER THE EDGEWOOD NEIGHBORHOOD
OVERLAY DISTRICT; OR

(2) PARKING REQUIREMENTS IN A MIXED USE CENTER
MAY BE CALCULATED BY THE USE OF THE FOLLOWING CHART. THIS CHART TAKES
INTO ACCOUNT THAT DIFFERENT USES HAVE THEIR PEAK PARKING GENERATION
PERIODS AT DIFFERENT TIMES AND SHARING OF PARKING SPACES MAY BE USED.

| USE | WEEKDAY | | WEEKEND | | |
|-----------------------|----------------------|----------------------------|----------------------|----------------------------|------------------------------|
| | DAY 6AM TO 6PM | EVENING 6PM TO 12MID | DAY 6AM TO 6PM | EVENING 6PM TO 12MID | NIGHTTIME 12MID TO 6AM |
| INDUSTRIAL | 100% | 10% | 10% | 5% | 5% |
| RETAIL AND SERVICE | 60% | 90% | 100% | 70% | 5% |
| HOTELS | 75% | 100% | 75% | 100% | 75% |
| RESTAURANTS | 50% | 100% | 100% | 100% | 10% |
| MOVIE THEATERS | 40% | 100% | 80% | 100% | 10% |
| ALL OTHER USES | 100% | 100% | 100% | 100% | 100% |

USING THE PARKING REQUIREMENTS FROM THE HARFORD COUNTY ZONING CODE,
THE HIGHEST PARKING REQUIREMENT FOR ANY GIVEN TIME PERIOD IS
CALCULATED USING THE CHART ABOVE. THIS REQUIREMENT BECOMES THE

1 PARKING REQUIREMENT FOR THE NONRESIDENTIAL USES IN THE MIXED USE
2 CENTER. ALL REQUIREMENTS FOR SHARED PARKING SHALL BE ADDRESSED IN
3 ANY MIXED USE CENTER UTILIZING SHARED PARKING IN ACCORDANCE WITH THE
4 ZONING CODE. RESIDENTIAL PARKING REQUIREMENTS SHALL BE DETERMINED
5 FROM THE PARKING REQUIREMENTS IN THE HARFORD COUNTY ZONING CODE.

6 (3) THE ZONING ADMINISTRATOR MAY APPROVE THE
7 USE OF LANDSCAPED PAVERS OR OTHER PERVIOUS MATERIAL FOR A PORTION OF
8 THE REQUIRED PARKING NOT TO EXCEED 25% OF THE TOTAL PARKING.

9 (H) PEDESTRIAN CIRCULATION PLAN. EACH MIXED USE
10 CENTER SHALL PROVIDE A PEDESTRIAN CIRCULATION PLAN IDENTIFYING
11 IMPROVEMENTS THAT ARE REVIEWED AND APPROVED BY THE DEPARTMENT OF
12 PUBLIC WORKS AND ACCOMPLISH THE FOLLOWING:

13 (1) MINIMIZES CONFLICT BETWEEN PEDESTRIANS AND
14 MOVING MOTOR VEHICLES.

15 (2) CHANNELS PEDESTRIAN FLOWS TO CROSSING
16 AREAS AND DELINEATES PATHS ACROSS MAJOR ROADWAYS THROUGH THE USE OF
17 TEXTURED SURFACES, STRIPING AND SIGNAGE.

18 (3) CREATES SAFE AND CONVENIENT PEDESTRIAN
19 PATHS FROM ALL PARKING AREAS TO THE BUILDINGS AND BETWEEN THE
20 BUILDINGS THROUGH THE USE OF LANDSCAPED BUFFER AREAS, ISLANDS,
21 WALKWAYS, CROSS WALKS AND TRAFFIC CONTROL DEVICES.

22 (4) CONNECTS INTERNAL PEDESTRIAN WALKWAYS TO
23 EXISTING WALKWAYS AND/OR MAKES PROVISIONS FOR CONNECTION TO FUTURE

1 SITE WALKWAYS.

2 (5) PROVIDES CONVENIENT AND SAFE ACCESS TO
3 SURROUNDING RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL AREAS.

4 (I) VEHICULAR CIRCULATION PLAN. EACH MIXED USE
5 CENTER SHALL PROVIDE A VEHICULAR CIRCULATION PLAN IDENTIFYING
6 IMPROVEMENTS THAT ACCOMPLISH THE FOLLOWING:

7 (1) AT PRINCIPAL VEHICULAR ACCESS POINTS: SERVICE
8 DRIVES, TURN-OUT LANES, TRAFFIC SEPARATION DEVICES AND MERGING LANES
9 MAY BE REQUIRED BASED ON THE ANTICIPATED FLOW OF TRAFFIC. SUCH SERVICE
10 DRIVES OR TURN-OUT AND MERGING LANES MAY BE ALLOWED AS PART OF THE
11 REQUIRED YARD ADJACENT TO A COLLECTOR OR ARTERIAL STREET. NO SUCH
12 SERVICE DRIVE OR LANE, AND NO VEHICULAR ENTRANCE OR EXITS, SHALL BE
13 COUNTED AS PART OF ANY REQUIRED LANDSCAPED AREA.

14 (2) LOADING AND SERVICE AREAS. LOADING AND
15 SERVICE AREAS SHALL BE SEPARATED FROM THE PEDESTRIAN AND CUSTOMER
16 PARKING AREAS. SERVICE AREAS SHALL BE LOCATED AWAY FROM ROADWAYS TO
17 THE GREATEST EXTENT POSSIBLE. IF EXPOSED TO VIEW, DUE TO UNUSUAL SITE
18 CONDITIONS, SERVICE AREAS SHALL BE SCREENED FROM PUBLIC VIEW TO THE
19 GREATEST EXTENT POSSIBLE.

20 (J) LIGHTING. EACH MIXED USE CENTER SHALL PROVIDE A
21 LIGHTING PLAN IDENTIFYING THE FOLLOWING:

22 (1) A DESCRIPTION OF THE TYPE AND LOCATION OF
23 LIGHTING FIXTURES AND THE LIGHT INTENSITY AND SHIELDING PROVISIONS TO BE

1 USED.

2 (2) THE LIGHTING FIXTURES SHALL BE DESIGNED TO
3 ASSURE COMPATIBILITY WITH THE BUILDING STYLE.

4 (3) LIGHTING SHALL BE DESIGNED, INSTALLED AND
5 MAINTAINED IN A MANNER NOT TO CAUSE A GLARE OR REFLECTION ON ADJACENT
6 RESIDENTIAL LOTS.

7 (K) LANDSCAPING AND BUFFERYARDS. EACH MIXED USE
8 CENTER SHALL PROVIDE A LANDSCAPING AND BUFFERYARD PLAN IDENTIFYING
9 THE FOLLOWING:

10 (1) MIXED USE CENTERS SHALL INCLUDE A MINIMUM
11 OF 20% OF THE PARCEL AREA PRESERVED AS VEGETATED OPEN SPACE. THE
12 BUFFERYARDS, LANDSCAPED PARKING ISLANDS, BUILDING AND PERIMETER
13 LANDSCAPING SHALL BE INCLUDED IN THE CALCULATION OF OPEN SPACE, SO
14 LONG AS A MINIMUM WIDTH OF 10 FEET IS MAINTAINED. VEGETATED
15 STORMWATER MANAGEMENT FACILITIES SHALL BE INCLUDED IN THE
16 CALCULATION OF OPEN SPACE.

17 (2) ALL PARKING LOTS, LOADING AREAS AND OUTDOOR
18 STORAGE AREAS SHALL BE SEPARATED WITH BUFFERYARDS FROM ANY ADJACENT
19 ROADS AND RESIDENTIAL DISTRICTS. THE WIDTH OF THE BUFFER MAY BE VARIED
20 BASED ON THE HEIGHT, DENSITY AND AESTHETICS OF THE SCREENING MEASURES
21 PROPOSED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

| 22 SCREENING MEASURES | WIDTH OF BUFFERYARD |
|--------------------------------|---------------------|
| 23 VEGETATION LESS THAN 6 FEET | 50 FEET |

VEGETATION EXCEEDING 6 FEET 30 FEET

SOLID FENCE OR WALL 6 FEET IN HEIGHT 20 FEET

(3) FACILITIES FOR REFUSE DISPOSAL SHALL BE
ENCLOSED BY SOLID FENCE OR WALLS, AND LANDSCAPING SHALL BE INSTALLED
AROUND THE PERIMETER.

(4) EXISTING SIGNIFICANT TREES SHALL BE RETAINED
AND INCORPORATED INTO THE LANDSCAPING AND SITE DESIGN TO THE GREATEST
EXTENT PRACTICABLE. RELOCATION OF EXISTING TREES AND SHRUBS FROM
ALTERNATIVE SITES IS ENCOURAGED.

(5) LANDSCAPE AMENITIES AND MATERIALS SHALL BE
OF HIGH QUALITY.

(6) ISLAND AND OTHER LANDSCAPING ALTERNATIVES
SUCH AS PLANTING TREES SHALL BE INCORPORATED INTO PARKING AREAS TO
ADD VISUAL INTEREST. THE USE OF ISLANDS AND PERIMETER GARDENS DESIGNED
AND LANDSCAPED TO SERVE AS BIORETENTION FACILITIES IS ENCOURAGED.

(7) FOR INDIVIDUAL LOTS SUBDIVIDED WITHIN A
MIXED USE CENTER, THE BUFFERYARD AND SCREENING REQUIREMENTS SHALL
APPLY ONLY TO THE PERIMETER OF THE CENTER AND SHALL NOT BE APPLICABLE
INTERNALLY BETWEEN USES ON ADJACENT LOTS DEVELOPED WITHIN THE CENTER.
WHERE INDIVIDUAL LOTS ARE ESTABLISHED WITHIN A MIXED USE CENTER, THE
ON-SITE LANDSCAPING SHALL BE CONSISTENT WITH THE MATERIALS AND THEMES
ESTABLISHED FOR THE OVERALL CENTER.

(L) COMMUNITY INPUT. MIXED USE CENTERS SHALL BE

1 SUBJECT TO AT LEAST 2 ADVERTISED PUBLIC INFORMATIONAL MEETINGS HELD BY
2 THE DEVELOPER.

3 (1) THE INITIAL PUBLIC INFORMATION MEETING SHALL
4 SOLICIT COMMENTS FROM THE COMMUNITY REGARDING THE SITE DESIGN,
5 CENTER FUNCTION AND COMMUNITY AMENITIES. THE DEVELOPER OF THE MIXED
6 USE CENTER SHALL HAVE DRAFT CONCEPT PLANS FOR THE SITE LAYOUT,
7 PROPOSED MATERIALS AND ILLUSTRATIONS OF THE ARCHITECTURAL STYLE
8 PROPOSED. THIS MEETING SHALL BE HELD PRIOR TO SUBMITTAL OF A SITE PLAN
9 FOR REVIEW THROUGH THE DEVELOPMENT ADVISORY COMMITTEE.

10 (2) THE FOLLOW-UP PUBLIC MEETING SHALL PRESENT
11 MORE DETAILED SITE LAYOUT, CIRCULATION PLANS, DRAFT LANDSCAPING AND
12 LIGHTING PLANS. THIS MEETING SHALL BE HELD PRIOR TO APPROVAL OF THE SITE
13 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING.

14 (M) MODIFICATIONS. THE ZONING ADMINISTRATOR MAY
15 APPROVE MODIFICATIONS TO THE APPROVED PLANS FOR THE MIXED USE CENTER,
16 PROVIDED THAT THE OVERALL THEME AND INTENT OF THE PROJECT REMAINS
17 INTACT. SHOULD MODIFICATIONS CONSTITUTE A SUBSTANTIAL CHANGE TO THE
18 PROJECT, THE ZONING ADMINISTRATOR MAY REQUIRE THE APPLICANT TO HOLD
19 ADDITIONAL PUBLIC MEETINGS AND/OR MAY REQUIRE THE DEVELOPMENT
20 ADVISORY COMMITTEE REVIEW THE AMENDED PROJECT.

21 (3) PLANNED EMPLOYMENT CENTERS. PLANNED EMPLOYMENT
22 CENTERS ARE AN OPTION FOR PROJECTS LOCATED IN THE R4, B3, LI, CI OR GI
23 ZONING DISTRICTS.

(A) THE FOLLOWING ARE PERMITTED USES WITHIN A
PLANNED EMPLOYMENT CENTER:

- (1) CORPORATE OFFICES.
- (2) PROFESSIONAL SERVICES.
- (3) LABORATORY RESEARCH AND DEVELOPMENT.
- (4) EDUCATIONAL/TRAINING.
- (5) RETAIL USES ARE LIMITED TO 10% OF THE GROSS
SQUARE FOOTAGE OF THE OVERALL PROJECT AND LOCATED ON THE GROUND
LEVEL.

(B) ALL PLANNED EMPLOYMENT CENTER DEVELOPMENTS
ARE SUBJECT TO SITE PLAN APPROVAL AND THE FOLLOWING:

- (1) A MINIMUM PARCEL SIZE OF 20 ACRES.
- (2) A COMMON AREA TO INCLUDE A LANDSCAPED OPEN
~~SPACE~~ COMMUNITY GREEN AREA WITH PEDESTRIAN WALKWAYS MAINTAINED
WITH STRICT COVENANTS BY A PROPERTY MANAGER OR LANDOWNER.
- (3) THE ORIGINAL USER AND ANY SUBSEQUENT USERS
MUST INITIALLY CREATE AND MAKE REASONABLE EFFORTS TO MAINTAIN A
MINIMUM OF 75 FULL-TIME EQUIVALENT EMPLOYMENT OPPORTUNITIES.
- (4) THE MAXIMUM IMPERVIOUS SURFACE COVERAGE
ON THE DEVELOPED PARCEL SHALL BE 75%.

- (5) TRASH CONTAINERS/DUMPSTERS SHALL BE
SCREENED ON ALL SIDES EXPOSED TO STREET VIEW. CONSTRUCTION MATERIALS
FOR SCREENING SHALL BE CONSISTENT IN COLOR AND TEXTURE TO THE MAIN

1 BUILDING.

2 (6) NO OUTSIDE DISPLAY OR STORAGE IS PERMITTED.

3 (7) LOADING FACILITIES SHALL BE SCREENED FROM
4 PUBLIC VIEW.

5 (8) ACCESS TO THE SITE SHALL ACCOMMODATE
6 ANTICIPATED TRAFFIC VOLUMES. PEDESTRIAN AND BICYCLE CIRCULATION PLANS
7 SHALL BE SUBMITTED WITH PRELIMINARY PLANS INDICATING ON-SITE AMENITIES
8 AND LINKAGES TO ADJACENT SITES. THE DEPARTMENT OF PLANNING AND ZONING
9 SHALL APPROVE SUCH ACCESS WITH CONCURRENCE FROM THE DEPARTMENT OF
10 PUBLIC WORKS.

11 (C) BUILDING DESIGN. AN ARCHITECTURAL RENDERING OF
12 THE BUILDING FAÇADE AND ELEVATIONS OF THE STRUCTURES SHALL BE
13 SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING AS PART OF THE SITE
14 PLAN APPROVAL PROCESS. THE RENDERING SHALL DEMONSTRATE HOW THE
15 PROJECT WILL MEET THE FOLLOWING STANDARDS AND OBJECTIVES:

16 (1) MATERIALS, MASSING AND FAÇADE DESIGN FOR
17 THE PROJECT SHALL BE HARMONIOUS WITH THE CHARACTER OF THE
18 NEIGHBORHOOD. THE STYLE OF THE BUILDINGS SHOULD INCORPORATE DESIGN
19 ELEMENTS PREVALENT IN THE COMMUNITY, SUCH AS WIDTH, ROOF LINE, PATTERN,
20 SIZE, SHAPE, HEIGHTS AND FACING WINDOWS.

21 (2) THE PATTERNS FOR PLACEMENT OF WINDOWS AND
22 DOORS AND USE OF TRADITIONAL DESIGN ELEMENTS SUCH AS FAÇADE OFFSETS,
23 COVERED PORTICOES, RECESSED OR PROJECTED ENTRIES AND OTHER

1 APPROPRIATE ARCHITECTURAL FEATURES AND DETAILS IS ENCOURAGED TO
2 PROVIDE RELIEF TO BUILDINGS OVER 40 FEET IN LENGTH OR WIDTH.

3 (3) ARCHITECTURALLY HARMONIOUS MATERIALS,
4 COLORS, TEXTURES AND TREATMENTS SHOULD BE USED FOR ALL EXTERIOR
5 WALLS. CONTRASTING COLORS THAT ACCENT ARCHITECTURAL DETAILS AND
6 ENTRANCES ARE ENCOURAGED. PREFERENCE SHALL BE GIVEN TO BRICK OR
7 FRAME BUILDINGS WITH THE USE OF ARCHITECTURAL GRADE (HIGH PROFILE
8 DIMENSIONAL) SHINGLES AND STANDING SEAM METAL ROOFS AS A UNIFYING
9 ELEMENT. REAR FAÇADES SHALL BE OF FINISHED QUALITY AND SHALL BE
10 CONSISTENT IN COLOR WITH THE REST OF THE BUILDING.

11 (D) COMMUNITY INPUT. PLANNED EMPLOYMENT CENTERS
12 SHALL BE SUBJECT TO AT LEAST 2 ADVERTISED PUBLIC INFORMATIONAL
13 MEETINGS HELD BY THE DEVELOPER.

14 (1) THE INITIAL PUBLIC INFORMATION MEETING SHALL
15 SOLICIT COMMENTS FROM THE COMMUNITY REGARDING THE SITE DESIGN,
16 CENTER FUNCTION AND COMMUNITY AMENITIES. THE DEVELOPER OF THE
17 PLANNED EMPLOYMENT CENTER SHALL HAVE DRAFT CONCEPT PLANS FOR THE
18 SITE LAYOUT, PROPOSED MATERIALS AND ILLUSTRATIONS OF THE
19 ARCHITECTURAL STYLE PROPOSED. THIS MEETING SHALL BE HELD PRIOR TO
20 SUBMITTAL OF A SITE PLAN FOR REVIEW THROUGH THE DEVELOPMENT ADVISORY
21 COMMITTEE.

22 (2) THE FOLLOW-UP PUBLIC MEETING SHALL PRESENT
23 MORE DETAILED SITE LAYOUT, CIRCULATION PLANS, DRAFT LANDSCAPING AND

1 LIGHTING PLANS. THIS MEETING SHALL BE HELD PRIOR TO APPROVAL OF THE SITE
2 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING.

3 (4) TRADITIONAL NEIGHBORHOOD DEVELOPMENTS.

4 (A) PURPOSE. TO PROVIDE FOR FLEXIBILITY IN MODIFYING
5 HOUSING TYPES, LIMITED RETAIL USES AND SITE DESIGN STANDARDS. TO ALLOW
6 INNOVATIVE DESIGNS THAT FOSTER A SENSE OF COMMUNITY.

7 (B) OBJECTIVES.

8 (1) TO PROMOTE THE CONCEPT OF COMMUNITY
9 THROUGH THE DESIGN OF A VARIETY OF HOUSING TYPES AND THE DEVELOPMENT
10 OF ADEQUATE OPEN SPACE.

11 (2) TO ENCOURAGE DESIGN FLEXIBILITY IN HOUSING
12 TYPES AND THE ARCHITECTURAL STYLE OF BUILDINGS WITHIN THE
13 DEVELOPMENT.

14 (3) TO ASSURE COMPATIBILITY OF THE PROPOSED
15 LAND USES WITH INTERNAL AND SURROUNDING USES BY INCORPORATING
16 DIFFERENT STANDARDS OF LAND PLANNING AND SITE DESIGN THAN COULD BE
17 ACCOMPLISHED UNDER CONVENTIONAL ZONING CATEGORIES.

18 (4) TO PROVIDE FOR AN ENRICHED AND ENHANCED
19 NATURAL ENVIRONMENT IN A COMMUNITY BY THE PRESERVATION OF TREES,
20 NATURAL TOPOGRAPHIC AND GEOLOGICAL FEATURES, WETLANDS,
21 WATERCOURSES AND OPEN SPACE.

22 (5) TO ENCOURAGE DEVELOPMENT IN A PHASED OR
23 STAGED FASHION TO ENSURE THE ADEQUACY OF THE PROVISION OF PUBLIC

FACILITIES AND THE CONCURRENT IMPLEMENTATION OF COMMUNITY AMENITIES.

(C) ELIGIBILITY. A TRADITIONAL NEIGHBORHOOD DEVELOPMENT SHALL HAVE A PARCEL SIZE OF 15, 10, 5 AND 5 ACRES IN THE R1, R2, R3 AND R4 DISTRICT, RESPECTIVELY.

(D) PERMITTED USES. THE FOLLOWING USES SHALL BE PERMITTED:

(1) RESIDENTIAL USES SHALL BE ENTITLED TO BE DEVELOPED UNDER FLEXIBLE DESIGN STANDARDS. PERMITTED USES INCLUDE SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS AND MULTIPLE-FAMILY DWELLINGS.

(2) THE FOLLOWING OPEN SPACE USES SHALL BE PERMITTED IN CONJUNCTION WITH THE RESIDENTIAL DEVELOPMENT: COMMUNITY PARKS; RECREATIONAL FACILITIES AND PLAYGROUNDS; BICYCLE PATHS; GREENS AND SQUARES; OR LINKAGES TO REGIONAL RECREATION AND OPEN SPACE SYSTEMS.

(3) INSTITUTIONAL USES THAT ARE PERMITTED WITHIN THE R1, R2, R3 AND R4 DISTRICT MAY BE INCORPORATED WITHIN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT. DEVELOPMENTS FOR THE FOLLOWING USES WILL BE PERMITTED PROVIDED THAT SUCH USES DO NOT EXCEED 25% OF THE GROSS LAND AREA UP TO A MAXIMUM OF 10 ACRES.

(A) FIRE STATION WITH ASSEMBLY HALL.

(B) DAY CARE CENTERS.

(C) COMMUNITY CENTERS.

(D) CIVIC SERVICE CLUBS.

(E) PRIVATE SCHOOLS.

(4) IF THE ZONING ADMINISTRATOR APPROVES THE LOT STANDARDS, BUILDING TYPES, YARD AND BUILDING SETBACKS, PARKING, STREET REQUIREMENTS AND ANY OTHER DESIGN REQUIREMENTS NECESSARY FOR DEVELOPMENT OF THE PROJECT, THE APPROVED STANDARDS AND REQUIREMENTS SHALL BE ENFORCEABLE AS ANY OTHER STANDARD OR REQUIREMENT OF THIS PART 1.

(5) A TRADITIONAL NEIGHBORHOOD DEVELOPMENT SHALL NOT APPLY TO THE MAIN STREET AREA AS DEFINED BY THE EDGEWOOD NEIGHBORHOOD OVERLAY DISTRICT AND MAY INCLUDE THE FOLLOWING ADDITIONAL PERMITTED USES:

(A) RESIDENTIAL.

(I) COUNTRY INNS AND RESORTS.

(II) NURSING HOMES AND ASSISTED LIVING.

(B) COMMERCIAL. ANY COMMERCIAL USE PROPOSED IN A RESIDENTIAL DISTRICT SHALL BE PART OF AN OVERALL REDEVELOPMENT OR DEVELOPMENT PLAN. DEVELOPMENT FOR THESE USES WILL BE PERMITTED PROVIDED THAT SUCH USES DO NOT EXCEED 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR EVERY 100 DWELLING UNITS. THE INCLUSION OF THE FOLLOWING BUSINESS USES SHALL NOT AFFECT THE OVERALL RESIDENTIAL DENSITY CALCULATIONS.

(I) NEIGHBORHOOD MARKET.

- 1 (II) SPECIALTY SHOPS.
- 2 (III) ANTIQUE SHOPS, ART GALLERIES AND
- 3 MUSEUMS.
- 4 (IV) HEALTH SERVICES AND MEDICAL
- 5 CLINICS.
- 6 (V) PERSONAL SERVICES.
- 7 (VI) PROFESSIONAL SERVICES.
- 8 (VII) RESTAURANTS.

9 (6) LIVE/WORK UNITS ARE PERMITTED PROVIDED NO

10 MORE THAN 50% OF THE GROSS SQUARE FOOTAGE OF THE STRUCTURE IS UTILIZED

11 FOR PROFESSIONAL OR RETAIL SERVICES.

12 (E) DENSITY. ALLOWABLE DENSITIES ARE SET FORTH IN

13 SECTION 267-36C(2)(E).

14 (F) SITE DESIGN.

15 (1) THE PROJECT SHALL BE DESIGNED WITH REGARD TO

16 ESTABLISHING DISTINCTIVE RESIDENTIAL NEIGHBORHOODS THAT ARE DEFINED

17 BY SPECIAL PLACES AND BUILDINGS RATHER THAN HOMOGENEOUS HOUSING

18 TYPES.

19 (2) THE PROJECT SHALL BE DESIGNED TO PROVIDE A

20 VARIETY OF HOUSING TYPES AND OPEN SPACE USES TO ACHIEVE A BALANCED

21 AND INTEGRATED COMMUNITY. A VARIETY OF HOUSING TYPES ARE NOT

22 REQUIRED IN THE R1 DISTRICT.

23 (3) THE PROJECT SHALL BE DESIGNED WITH ADEQUATE

1 BUFFERS TO MINIMIZE THE VISUAL IMPACT OF THE PROPOSED PROJECT TO
2 ADJOINING PROPERTIES.

3 (4) THE PROJECT DESIGN AND ARRANGEMENT OF
4 BUILDINGS, STREETS, OPEN SPACE, LANDSCAPING AND OTHER ELEMENTS SHOULD
5 EMPHASIZE, ENHANCE AND INCORPORATE SCENIC VIEWS, EXISTING SLOPES,
6 FORESTS, GEOLOGICAL FEATURES, WETLANDS, STREAMS AND OTHER NATURAL
7 FEATURES OF THE SITE.

8 (5) THE PROJECT SHOULD BE DESIGNED SO THAT
9 ACTIVE RECREATIONAL AREAS ARE SUITABLY LOCATED AND ACCESSIBLE TO THE
10 RESIDENTIAL DWELLINGS AND ADEQUATELY SCREENED TO ENSURE PRIVACY AND
11 QUIET FOR ADJOINING RESIDENTIAL USES.

12 (6) THE DESIGN OF THE DEVELOPMENT SHOULD BE
13 COMPATIBLE WITH AND SENSITIVE TO THE IMMEDIATE ENVIRONMENT OF THE SITE
14 AND NEIGHBORHOOD RELATIVE TO ARCHITECTURAL DESIGN, SCALE, BULK,
15 BUILDING HEIGHT AND SETBACKS.

16 (7) THE SITE DESIGN SHALL PROVIDE FOR SCREENING,
17 SIGHT BREAKS AND BUFFERS BETWEEN THE BUILDINGS ON THE SITE AND
18 ADJACENT BUILDINGS OF DIFFERENT ARCHITECTURAL STYLES.

19 (8) THE PROJECT SHALL BE DESIGNED SO THAT THE
20 TRAFFIC GENERATED BY THE DEVELOPMENT DOES NOT HAVE A SIGNIFICANT
21 ADVERSE IMPACT ON THE SURROUNDING DEVELOPMENT.

22 (9) TO PROTECT THE PUBLIC SAFETY, THE DESIGN OF
23 THE PROJECT SHALL PROVIDE THAT ALL UNITS BE ACCESSIBLE TO EMERGENCY

VEHICLES BY MEANS OF A PAVED SURFACE OR LOAD-BEARING WAY. THE CHAIRPERSON OF THE DEVELOPMENT ADVISORY COMMITTEE SHALL ESTABLISH STANDARDS AND SPECIFICATIONS FOR THE PAVED SURFACE OR LOAD-BEARING WAY.

(G) VEHICULAR CIRCULATION AND ACCESS.

(1) THE PROJECT SHOULD BE DESIGNED SO THAT OFF-STREET PARKING AND GARAGES ARE VISUALLY UNOBTRUSIVE.

(2) THE PROJECT SHALL PROVIDE FOR A THROUGH NETWORK OF ROADS THAT ALLOWS FOR CIRCULATION AND COMMUNITY INTEGRATION.

(3) THE PROJECT SHALL BE DESIGNED SO THAT WHEN THE ON-STREET AND OFF-STREET PARKING AREAS ARE IN USE, THE ACCESS OF EMERGENCY VEHICLES IS NOT IMPEDED.

(H) OPEN SPACE.

(1) IN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:

| DISTRICT | MINIMUM OPEN SPACE (PERCENT OF PARCEL AREA) |
|--|--|
| R1 | 10% |
| R2 | 10% |
| R3 (FOR SINGLE-FAMILY ATTACHED OR DETACHED) | 15% |
| R4 (FOR ALL OTHER DWELLING TYPES) | 20% |

R4

20%

(2) ~~ADEQUATE~~ RECREATIONAL FACILITIES SHALL BE PROVIDED IN EACH PHASE OF DEVELOPMENT TO MEET THE NEEDS OF THE RESIDENTS.

(3) OPEN SPACE AREAS SHALL BE DESIGNED TO ACCOMMODATE A VARIETY OF ACTIVITIES AND PROVIDE FOR THE NEEDS OF DIFFERENT GROUPS OF INDIVIDUALS.

(4) ALL OPEN SPACE SHALL BE PROVIDED PURSUANT TO SECTION 267-29A AND B OF THIS PART 1. THE PROVISIONS OF SECTION 267-29C SHALL NOT BE APPLICABLE TO A TRADITIONAL NEIGHBORHOOD DEVELOPMENT.

(I) SPECIFIC REQUIREMENTS. PRIOR TO OR AT THE TIME OF RECORDATION OF A PLAT FOR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT SUBDIVISION IN THE LAND RECORDS OF THE COUNTY, THE OWNER SHALL ALSO RECORD ALL USE AND DEVELOPMENT RESTRICTIONS THAT THE SUBDIVISION IS SUBJECT TO UNDER THE APPROVED PRELIMINARY PLAN. THE SUBDIVISION RESTRICTIONS SHALL BE REVIEWED AND ACCEPTED BY THE DEPARTMENT OF LAW PRIOR TO RECORDATION TO ENSURE THAT ALL LOTS CREATED ON THE PROPERTY WILL BE SUBJECT TO ALL THE RESTRICTIONS.

(J) A PEDESTRIAN AND BICYCLE CIRCULATION PLAN SHALL BE PROVIDED INDICATING ON-SITE AMENITIES AND LINKAGES TO ADJACENT SITES.

(K) COMMUNITY INPUT. TRADITIONAL NEIGHBORHOOD DEVELOPMENTS SHALL BE SUBJECT TO AT LEAST 2 ADVERTISED PUBLIC INFORMATIONAL MEETINGS HELD BY THE DEVELOPER.

(1) THE INITIAL PUBLIC INFORMATION MEETING SHALL SOLICIT COMMENTS FROM THE COMMUNITY REGARDING THE SITE DESIGN, CENTER FUNCTION AND COMMUNITY AMENITIES. THE DEVELOPER OF THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT SHALL HAVE DRAFT CONCEPT PLANS FOR THE SITE LAYOUT, PROPOSED MATERIALS AND ILLUSTRATIONS OF THE ARCHITECTURAL STYLE PROPOSED. THIS MEETING SHALL BE HELD PRIOR TO SUBMITTAL OF A SITE PLAN FOR REVIEW THROUGH THE DEVELOPMENT ADVISORY COMMITTEE.

(2) THE FOLLOW-UP PUBLIC MEETING SHALL PRESENT MORE DETAILED SITE LAYOUT, CIRCULATION PLANS, DRAFT LANDSCAPING AND LIGHTING PLANS. THIS MEETING SHALL BE HELD PRIOR TO APPROVAL OF THE SITE PLAN BY THE DEPARTMENT OF PLANNING AND ZONING.

Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date it becomes law.

EFFECTIVE: January 16, 2001

The Council Administrator does hereby certify that fifteen (15) copies of this Bill are immediately available for distribution to the public and the press.

Council Administrator

Table I:

Principal Permitted Uses for Specific Zoning Districts:

INSTITUTIONAL

| USE CLASSIFICATION | ZONING DISTRICTS | | | | | | | | | | | | | | | |
|---|------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| INSTITUTIONAL | AG | RR | R | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI |
| Cemeteries, memorial gardens and crematories | SE | SE | SE | SE | SE | SE | SE | | SE | SE | SE | SE | SE | SE | | |
| Civic service clubs and fraternal organizations | SE | SE | SE | SE | SE | SE | SE | P | SE | P | P | P | P | P | | |
| Community centers or assembly halls | SE | SE | SE | SE | SE | SE | SE | P | SE | P | P | P | P | P | | |
| Day-care centers | SE | SE | SE | SE | SE | SE | SE | P | SE | P | P | P | P | SE | SE | SE |
| Fire stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Fire stations with fire station assembly hall | P | SE | SE | SE | SE | SE | SE | | SE | P | P | P | P | P | | |
| Hospitals | | | | | SE | SE | SE | SE | SE | P | P | P | P | P | | |
| Houses of worship | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Libraries | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Parks; recreation areas, centers and facilities | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Prisons | | | | | | | | | | | | | P | P | | |
| Schools, colleges, and universities | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| PLANNED EMPLOYMENT CENTERS | | | | | | | P* | | | | | | P* | P* | P* | P* |
| | | | | | | | | | | | | | | | | |

KEY:

- "P" indicates permitted subject to applicable code requirements
 "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
 "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
 "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
 * indicates permitted in the Edgewood Neighborhood Overlay District only
 A blank cell indicates that the use is not permitted.

Table I:

Principal Permitted Uses for Specific Zoning Districts:

RESIDENTIAL: Conventional Development

(Amended by Bill Nos. 84-37; 88-85; 88-87; 00-10)

| USE CLASSIFICATION | ZONING DISTRICTS | | | | | | | | | | | | | | | |
|---------------------------------------|------------------|----|---|------|------|------|--------------|----|----|----|----|--------------|--------------|--------------|----|----|
| RESIDENTIAL: Conventional | AG | RR | R | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI |
| Single family detached dwellings | P | P | P | P | P | P | P | P | P | P | P | P | P | | | |
| Lot-line dwellings | | | | | | | P | | P | | | | | | | |
| Semi-detached dwellings | | | | | | | P | P | P | P | P | P | P | | | |
| Duplex dwellings | | | | | | | P | P | P | P | P | P | P | | | |
| Patio/court/atrium dwellings | | | | | | | P | | | | | | | | | |
| Townhouse dwellings | | | | | | | | | | | | | | | | |
| Multiplex dwellings | | | | | | | | | | | | | | | | |
| Row duplex dwellings | | | | | | | | | | | | | | | | |
| Garden apartment dwellings * | | | | | | | SD** | P | | | | | SE/ SD** | | | |
| Mid-rise apartment dwellings | | | | | | | SD** | | | | | | SE/ SD** | | | |
| High-rise apartment dwellings | | | | | | | | | | | | | SE | | | |
| Mobile homes | P | | | | | SE | SE | | SE | SE | SE | SE | SE | | | |
| Mobile home subdivisions | P | | | | | SD | SD | | | | | | | | | |
| Mixed Use Center | | | | | | | SD** P*** | | | | | SD** P*** | SD** P*** | SD** P*** | | |
| Traditional Neighborhood Developments | | | | P*** | P*** | P*** | P*** | | | | | | | | | |

KEY:

- "P" indicates permitted subject to applicable code requirements
- "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
- "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
- "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
- * RO - Maximum of four (4) units
- ** indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only
- *** indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only
- A blank cell indicates that the use is not permitted

AS AMENDED

00-56

AS AMENDED

00-56

Table I:

Principal Permitted Uses for Specific Zoning Districts:

RESIDENTIAL: Transient Housing

(Amended by Bill Nos. 85-19; 88-85; 88-87; 90-6; 90-30; 91-66; 98-36; 00-10)

| USE CLASSIFICATION | ZONING DISTRICTS | | | | | | | | | | | | | | | |
|---|------------------|----------|----|----------|-------------|------------|--------------|----------|----------|----|----|--------------|--------------|--------------|----|----|
| RESIDENTIAL: Transient Housing | AG | RR | R | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI |
| Assisted living facilities | SE | SE | SE | SE | SE | P | P | P | SE | SE | SE | P | P | | | |
| Boarding homes and tourist homes | P | | | | | | | | P | P | P | P | P | | | |
| Camps, retreats, recreation vehicle parks | SE | | | | | | | | | | | | P | | | |
| Cottage houses | P/ SE | P/ SE | | P/ SE | P/ SE | | | P/ SE | P/ SE | | | | | | | |
| Country inns and resorts | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | | | |
| Group homes | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | | |
| Hotels and motels | | | | | | | | | | P | | P | P | P | SE | P |
| Nursing homes | SE | SE | SE | SE | SE/ SD** | P/ SD** | P/ SD** | P | SE | SE | SE | P/ SD** | P/ SD** | SD** | | |
| Personal-care boarding homes | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | |
| Mixed Use Center | | | | | | | SD** P*** | | | | | SD** P*** | SD** P*** | SD** P*** | | |
| Traditional Neighborhood Development | | | | P*** | P*** | P*** | P*** | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

KEY:

- "P" indicates permitted subject to applicable code requirements
- "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
- "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
- "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
- "P/SE" indicates permitted subject to applicable code requirements or subject to special exception regulations, pursuant to Article VIII.
- ** indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only
- *** indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only
- A blank cell indicates that the use is not permitted.

00-56
AS AMENDED

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AS AMENDED

Table I:

Principal Permitted Uses for Specific Zoning Districts:

(Amended by Bill Nos. 85-7; 88-85; 88-87; 00-10)

RETAIL TRADE

| USE CLASSIFICATION | ZONING DISTRICTS | | | | | | | | | | | | | | | |
|--|------------------|----|---|----|----|----|----|----|----|----|-----------|-----------|-----------|----|----|----|
| RETAIL TRADE | AG | RR | R | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI |
| Agricultural retail | P | | | | | | | SE | | P | P | P | P | P | | |
| Antique shops, art galleries and museums | SE | | | | | | | P | | P | P | P | P | P | | |
| Auction houses, animal and agricultural related products | SE | | | | | | | | | SE | | | SE | P | | P |
| Auction houses, non agricultural related | | | | | | | | | | P | | P | P | P | | P |
| Christmas tree sales | T | T | | T | T | T | T | | T | T | T | T | T | T | | T |
| Convenience goods stores | | | | | | | SD | | | P | P | P | P | P | | |
| Farmers co-ops | P | | | | | | | | | P | P | P | P | P | | P |
| Feed and grain mills | P | | | | | | | | | P | | | | P | | P |
| Feed and grain - storage and sales | SD | | | | | | | | | | | | | | | |
| General merchandise stores | | | | | | | | | | P | | | P | P | | |
| Hawkers and peddlers | | | | | | | | | | T | | T | T | T | | |
| Liquor stores | | | | | | | | | | P | | P | P | P | | |
| Integrated community shopping centers (ICSC) | | | | | | | | | | | SD/ ** | SD/ ** | SD/ ** | | | |
| Shopping centers | | | | | | | | | | P | P | P | P | | | |
| Shoppers merchandise stores* | | | | | | | | | | P | | P | P | P | | |

KEY:

"P" indicates permitted subject to applicable code requirements

"SD" indicates permitted subject to special-development regulations, pursuant to Article VII.

"SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.

"T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

* The following shoppers merchandise stores - business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

** indicates permitted subject to special-development regulations, pursuant to §267-41.2

A blank cell indicates that the use is not permitted.

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(Amended by Bill Nos. 85-7; 88-85; 88-87; 00-10)

RETAIL TRADE (continued)[illegible]

| | |
|---|---|
| "P" | indicates permitted subject to applicable code requirements |
| "SD" | indicates permitted subject to special-development regulations, pursuant to Article VII. |
| "SE" | indicates permitted subject to special-exception regulations, pursuant to Article VIII. |
| "T" | indicates permitted subject to temporary-use regulations, pursuant to § 267-27. |
| * | Except for Cosmetic Shops, Key Shops and Novelty Shops |
| ** | indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only |
| *** | permitted in the Edgewood Neighborhood Overlay District (ENOD) only |
| A blank cell indicates that the use is not permitted. | |

KEY:
00-56
AS AMENDED

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AS AMENDED

Table I:

Principal Permitted Uses for Specific Zoning Districts:

(Amended by Bill Nos. 85-7; 88-85; 88-87;00-10)

SERVICES

| USE CLASSIFICATION | ZONING DISTRICTS | | | | | | | | | | | | | | | |
|---|------------------|----|---|------|------|------|--------------|----|----|----|----|--------------|--------------|--------------|------|------|
| SERVICES | AG | RR | R | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI |
| Blacksmiths | P | | | | | | | | | P | | | P | P | | P |
| Business services, including commercial schools | | | | | | | | P | | P | P | P | P | P | | |
| Construction services and suppliers | SE | | | | | | | | | SE | | | P | P | | P |
| Financial, insurance and real estate services | | | | | | | | P | | P | P | P | P | P | | |
| Funeral homes and morticians | SE | | | | | | | | | P | | P | P | P | | |
| Health services and medical clinics | SE | | | | | | | SE | | P | P | P | P | P | | |
| Kennels and pet grooming | SE | | | | | | | | | SE | SE | SE | P | P | | |
| Personal services | | | | | | | SD | P | SE | P | P | P | P | P | | |
| Professional services | | | | | | | SD | P | SE | P | P | P | P | P | | |
| Restaurants | | | | | | | SD | | | SE | SE | P | P | P | | |
| Veterinary clinics or hospitals | SE | | | | | | | | | P | | SE | P | P | | |
| Veterinary practice, large animals | SD | | | | | | | | | | | | | | | |
| Corporate offices | | | | | | | | | | | | | P | P | P | P |
| Mixed Use Center | | | | | | | SD** P*** | | | | | SD** P*** | SD** P*** | SD** P*** | | |
| Planned Employment Center | | | | | | | P*** | | | | | | P*** | P*** | P*** | P*** |
| Traditional Neighborhood Development | | | | P*** | P*** | P*** | P*** | | | | | | | | | |

KEY:

"P"

"SD"

"SE"

"T"

**

A blank cell indicates that the use is not permitted.

indicates permitted subject to applicable code requirements

indicates permitted subject to special-development regulations, pursuant to Article VII.

indicates permitted subject to special-exception regulations, pursuant to Article VIII.

indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only

indicates permitted in the Edgewood Neighborhood Overlay District only (ENOD)

AS AMENDED

00-56

AS AMENDED

00-56

00-56

(AS AMENDED)

HARFORD COUNTY BILL NO. 00-56 (as amended)

Brief Title) Edgewood Neighborhood Overlay District

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James E. Massey Jr.
Council Administrator

[Signature]

Date 11-14-00

Date 11/14/00

BY THE COUNCIL

Read the third time.

Passed: LSD 00-32 (November 14, 2000) (as amended)

Failed of Passage:

By Order

James E. Massey Jr.
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 16th day of November, 2000, at 3:00 p.m.



James E. Massey Jr.
Council Administrator

BY THE EXECUTIVE

James M. Harbino
COUNTY EXECUTIVE

APPROVED: Date November 17, 2000

BY THE COUNCIL

This Bill (No. 00-56 As Amended), having been approved by the Executive and returned to the Council, becomes law on November 17, 2000.

James E. Massey Jr., Administrator

EFFECTIVE DATE: January 16, 2001

00-56

(AS AMENDED)